

**DEPARTMENT OF FINANCE  
HOUSING ASSETS LIST  
ASSEMBLY BILL X1 26 AND ASSEMBLY BILL 1484  
(Health and Safety Code Section 34176)**

Former Redevelopment Agency: Eureka Redevelopment Agency

Successor Agency to the Former  
Redevelopment Agency: City of Eureka

Entity Assuming the Housing Functions  
of the former Redevelopment Agency: City of Eureka

Entity Assuming the Housing Functions  
Contact Name: Melinda Petersen Title Project Manager Phone 707-441-4214 E-Mail Address mpetersen@ci.eureka.ca.gov

Entity Assuming the Housing Functions  
Contact Name: Eric Neumann Title Accountant II Phone 707-441-4379 E-Mail Address eneumann@ci.eureka.ca.gov

All assets transferred to the entity assuming the housing functions between February 1, 2012 and the date the exhibits were created are included in this housing assets list.  
The following Exhibits noted with an X in the box are included as part of this inventory of housing assets:

Exhibit A - Real Property	<input checked="" type="checkbox"/>
Exhibit B- Personal Property	<input type="checkbox"/>
Exhibit C - Low-Mod Encumbrances	<input type="checkbox"/>
Exhibit D - Loans/Grants Receivables	<input checked="" type="checkbox"/>
Exhibit E - Rents/Operations	<input type="checkbox"/>
Exhibit F- Rents	<input type="checkbox"/>
Exhibit G - Deferrals	<input checked="" type="checkbox"/>

Prepared By: Eric Neumann

Date Prepared: July 24, 2012

**City of Eureka**  
**Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)**

Item #	Type of Asset a/	Legal Title and Description	Carrying Value of Asset	Total square footage	Square footage reserved for low-mod housing	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant b/	Date of transfer to Housing Successor Agency	Construction or acquisition cost funded with Low-Mod Housing Fund monies	Construction or acquisition costs funded with other RDA funds	Construction or acquisition costs funded with non-RDA funds	Date of construction or acquisition by the former RDA	Interest in real property (option to purchase, easement, etc.)
1	Vacant Land for Development	1808 6th St. APN #002-114-002 parcel at Myrtle Ave. and 6th St.	\$61,567	5,148sf Vacant Lot	5,148sf Vacant Lot	None	N/A	31-Jan-12	Yes	No	No	30-Jun-05	Develop & Sell to First Time Homebuyer with
2	Property - Single-Family Residence	APN #006-061-001 1710 16th St. Nelson/Pederson foreclosure	\$133,887	560sf SFR 7260sf Site	560sf SFR 7,260sf Site	None	N/A	31-Jan-12	Yes	No	Acquisition - First Mortgage Bank Loan (Defaulted)	6/14/2010	Sell to First Time Homebuyer with Covenants
3	Property - Single-Family Residence	APN #008-204-015 3405 Glen St. Retta foreclosure	\$245,540	1202sf SFR 4000sf Site	1202sf SFR 4000sf Site	None	N/A	31-Jan-12	Yes	No	Acquisition - First Mortgage Bank Loan (Defaulted)	3/14/2011	Rehab & Sell to First Time Homebuyer With Covenants
4	Property - Single-Family Residence	APN #009-133-016 2315 Pine St. Williams foreclosure	\$83,374	948sf SFR 5250sf Site	948sf SFR 5,250sf Site	None	N/A	31-Jan-12	Yes	No	Acquisition - First Mortgage Bank Loan (Defaulted)	9/21/2010	Rehab & Sell to First Time Homebuyer With Covenants
5	Office supplies	Note pads and file folders	\$163	N/A	N/A	None	N/A	31-Jan-12	Yes	No	No	9/14/2011	Owned outright
6	Office supplies	Ink cartridges	\$137	N/A	N/A	None	N/A	31-Jan-12	Yes	No	No	1/30/2012	Owned outright
7	Office supplies	Various hardware	\$30	N/A	N/A	None	N/A	31-Jan-12	Yes	No	No	12/22/2011	Owned outright
8													
9													
10													
12													
13													
14													
15													
16													
17													
18													
19													
20													

a/ Asset types may include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

b/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

Exhibit D - Loans/Grants Receivables

City of Eureka

Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Was the Low-Mod Housing Fund amount issued for a loan or a grant?	Amount of the loan or grant	Date the loan or grant was issued	Person or entity to whom the loan or grant was issued	Purpose for which the funds were loaned or granted	Are there contractual requirements specifying the purposes for which the funds may be used?	Repayment date, if the funds are for a loan	Interest rate of loan	Current outstanding loan balance
1	Loan	15,000.00	8/7/2002	Anderson, John	First Time Homebuyer Downpayment Assistance Program (or FTHB DAP)	Yes	8/7/2032	50% equity share	15,000.00
2	Loan	120,000.00	8/8/2007	Ausbun, Krista	FTHB DAP	Yes	8/8/2037	Lesser of 3% or equity share	119,893.61
3	Loan	116,000.00	8/19/2008	Baker, Kathleen	FTHB DAP	Yes	8/19/2038	Lesser of 3% or equity share	115,888.28
4	Loan	111,500.00	1/11/2008	Barstow, Felicity	FTHB DAP	Yes	1/11/2038	Lesser of 3% or equity share	111,308.07
5	Loan	13,000.00	2/18/1998	Beam, Robert	FTHB DAP	Yes	2/18/2028	50% equity share	13,000.00
6	Loan	120,000.00	5/4/2009	Behler, Ty	FTHB DAP	Yes	5/4/2039	Lesser of 3% or equity share	115,425.65
7	Loan	120,000.00	2/22/2007	Bennett, Rhonda	FTHB DAP	Yes	2/22/2037	Lesser of 3% or equity share	119,808.64
8	Loan	15,000.00	1/1/1996	Blaszak, Sandra D.	FTHB DAP	Yes	1/1/2026	50% equity share	15,000.00
9	Loan	15,000.00	12/28/2001	Breuning, Kevin	FTHB DAP	Yes	12/28/2031	50% equity share	15,000.00
10	Loan	138,150.00	4/29/2010	Broese Van Groenou, Kelly	FTHB DAP	Yes	4/29/2055	Proportional equity share	138,150.00
11	Loan	86,980.00	6/30/2006	Cahill, Steven	FTHB DAP	Yes	6/30/2036	Lesser of 3% or equity share	86,980.00
12	Loan	15,000.00	7/1/2001	Card, Kelly Sue	FTHB DAP	Yes	7/1/2031	50% equity share	15,000.00

## Exhibit D - Loans/Grants Receivables

## City of Eureka

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13	Loan	50,000.00	4/4/2003	Cempa, Arlan	FTHB DAP	Yes	4/4/2033	50% equity share	50,000.00
14	Loan	15,000.00	5/1/2002	Chapman, Jaycie	FTHB DAP	Yes	5/1/2032	50% equity share	15,000.00
15	Loan	148,100.00	4/29/2010	Christensen Robert	FTHB DAP	Yes	4/29/2055	Proportional equity share	148,100.00
16	Loan	82,750.00	11/18/2008	Collins, Alexis	FTHB DAP	Yes	11/18/2038	Lesser of 3% or equity share	82,258.03
17	Loan	108,000.00	8/27/2008	Crawford, Bryan	FTHB DAP	Yes	8/27/2038	Lesser of 3% or equity share	108,000.00
18	Loan	120,000.00	1/22/2007	Davis, Patricia	FTHB DAP	Yes	1/22/2037	Lesser of 3% or equity share	120,000.00
19	Loan	15,000.00	3/19/2001	DeSoto, Raymond F.	FTHB DAP	Yes	3/19/2031	50% equity share	15,000.00
20	Loan	120,000.00	3/15/2007	Ebright, Rebecca	FTHB DAP	Yes	3/15/2037	Lesser of 3% or equity share	119,941.34
21	Loan	118,000.00	2/22/2007	Escobar, Allison	FTHB DAP	Yes	2/22/2037	Lesser of 3% or equity share	116,900.82
22	Loan	15,000.00	10/1/1998	Goodwin, Jayne A.	FTHB DAP	Yes	10/1/2028	50% equity share	15,000.00
23	Loan	117,700.00	2/1/2007	Gordon, John	FTHB DAP	Yes	2/1/2037	Lesser of 3% or equity share	117,700.00
24	Loan	78,600.00	9/2/2008	Harris, Bradley	FTHB DAP	Yes	9/2/2038	Lesser of 3% or equity share	78,600.00
25	Loan	15,000.00	10/11/2002	Harris, Scott	FTHB DAP	Yes	10/11/2032	50% equity share	15,000.00

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**City of Eureka**

**Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)**

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26	Loan	104,500.00	5/14/2007	Hendrickson, Barry	FTHB DAP	Yes	5/14/2037	Lesser of 3% or equity share	104,500.00
27	Loan	120,000.00	6/29/2006	Hines, Janet	FTHB DAP	Yes	6/29/2036	Lesser of 3% or equity share	120,000.00
28	Loan	104,600.00	9/18/2008	Hollander, Tracey	FTHB DAP	Yes	9/18/2038	Lesser of 3% or equity share	104,293.54
29	Loan	120,000.00	3/6/2008	Hoyos, Rafael	FTHB DAP	Yes	3/6/2038	Lesser of 3% or equity share	119,397.29
30	Loan	120,000.00	4/30/2008	Ipock, Ashley	FTHB DAP	Yes	4/30/2038	Lesser of 3% or equity share	120,000.00
31	Loan	10,000.00	4/1/1999	Jackson, Sarah K.	FTHB DAP	Yes	4/1/2029	50% equity share	10,000.00
32	Loan	100,500.00	5/11/2007	Jones/White, David	FTHB DAP	Yes	5/11/2037	Lesser of 3% or equity share	100,243.43
33	Loan	91,100.00	9/5/2008	Jones, Nathan	FTHB DAP	Yes	9/5/2038	Lesser of 3% or equity share	90,128.41
34	Loan	120,000.00	10/25/2007	Jones, Timothy (Tegarden)	FTHB DAP	Yes	10/25/2037	3% or equity share	120,000.00
35	Loan	50,000.00	9/3/2003	Kent, Gerald	FTHB DAP	Yes	9/3/2033	50% equity share	50,000.00
36	Loan	120,000.00	2/15/2008	Kirkpatrick, Tracy	FTHB DAP	Yes	2/15/2038	Lesser of 3% or equity share	120,000.00
37	Loan	14,500.00	7/14/1998	Lamont, Thomas	FTHB DAP	Yes	7/14/2028	50% equity share	16,008.10
38	Loan	15,000.00	5/1/2000	Landry, Alvin D.	FTHB DAP	Yes	5/1/2030	50% equity share	15,000.00

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39	Loan	120,000.00	2/27/2007	Lane, James	FTHB DAP	Yes	2/27/2037	Lesser of 3% or equity share	114,859.49
40	Loan	118,000.00	4/24/2008	Lewis, David	FTHB DAP	Yes	4/24/2038	Lesser of 3% or equity share	117,796.04
41	Loan	15,000.00	10/26/1992	Lind, Carolyn J.	FTHB DAP	Yes	10/26/2022	50% equity share	15,000.00
42	Loan	102,550.00	10/25/2007	Lockwood, Shannon	FTHB DAP	Yes	10/25/2037	Lesser of 3% or equity share	102,369.76
43	Loan	81,000.00	4/9/2007	Lopez-Angel, Eldin	FTHB DAP	Yes	4/9/2037	Lesser of 3% or equity share	80,898.37
44	Loan	120,000.00	3/5/2009	Lovel, Genevieve	FTHB DAP	Yes	3/5/2039	Lesser of 3% or equity share	118,779.57
45	Loan	120,000.00	5/21/2007	Martins, Cheryl	FTHB DAP	Yes	5/21/2037	Lesser of 3% or equity share	119,996.31
46	Loan	120,000.00	5/20/2008	Martins, Wayne	FTHB DAP	Yes	5/20/2038	Lesser of 3% or equity share	120,000.00
47	Loan	120,000.00	8/14/2007	Masterson, Jonathan	FTHB DAP	Yes	8/14/2037	Lesser of 3% or equity share	119,728.10
48	Loan	120,000.00	8/21/2008	Merkel, Charlotte	FTHB DAP	Yes	8/21/2038	Lesser of 3% or equity share	119,822.86
49	Loan	120,000.00	1/29/2009	Metzger, Susan	FTHB DAP	Yes	1/29/2039	Lesser of 3% or equity share	118,469.33
50	Loan	8,330.00	4/1/1998	Mitchell, Arlene	FTHB DAP	Yes	4/1/2028	50% equity share	8,330.00

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51	Loan	50,000.00	3/10/2003	Newell, Landon A.	FTHB DAP	Yes	3/10/2033	50% equity share	50,000.00
52	Loan	136,200.00	4/29/2010	NgaNga, Charles	FTHB DAP	Yes	4/29/2055	Proportional equity share	136,200.00
53	Loan	93,000.00	5/8/2009	Nyborg, Laurel	FTHB DAP	Yes	5/8/2039	Lesser of 3% or equity share	92,690.45
54	Loan	15,000.00	3/1/2000	Payne, Joanne	FTHB DAP	Yes	3/1/2030	50% equity share	15,000.00
55	Loan	100,000.00	4/29/2010	Pomeroy, Kelly	FTHB DAP	Yes	4/29/2055	Proportional equity share	100,000.00
56	Loan	105,000.00	3/21/2008	Price, John	FTHB DAP	Yes	3/21/2038	Lesser of 3% or equity share	104,963.38
57	Loan	114,000.00	12/28/2010	Ranoco, Jocelyn	FTHB DAP	Yes	12/28/2055	Proportional equity share	113,974.28
58	Loan	120,000.00	9/28/2006	Rechelluul, Chad	FTHB DAP	Yes	9/28/2036	Lesser of 3% or equity share	120,000.00
59	Loan	114,500.00	4/2/2008	Rhodes, Terry	FTHB DAP	Yes	4/2/2038	Lesser of 3% or equity share	114,390.46
60	Loan	100,000.00	7/28/2010	Ruiz, Tommy	FTHB DAP	Yes	7/28/2055	Proportional equity share	100,000.00
61	Loan	120,000.00	6/30/2006	Saechao, San	FTHB DAP	Yes	6/30/2036	Lesser of 3% or equity share	120,000.00
62	Loan	9,750.00	9/3/1993	Sanchez, Pedro & Bertha	FTHB DAP	Yes	9/3/2023	50% equity share	9,750.00
63	Loan	120,000.00	4/19/2007	Sanchez, Stephanie	FTHB DAP	Yes	4/19/2037	Lesser of 3% or equity share	119,391.69
64	Loan	120,000.00	3/4/2009	Santos, Karen	FTHB DAP	Yes	3/4/2039	Lesser of 3% or equity share	118,745.16

## Exhibit D - Loans/Grants Receivables

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65	Loan	180,000.00	10/30/2008	Seals, Charles	FTHB DAP	Yes	10/30/2053	Proportional equity share	178,553.29
66	Loan	120,000.00	12/4/2006	Tegarden, Megan	FTHB DAP	Yes	12/4/2036	Lesser of 3% or equity share	120,000.00
67	Loan	120,000.00	11/12/2008	Thao/Yang, John	FTHB DAP	Yes	11/12/2038	Lesser of 3% or equity share	118,493.87
68	Loan	15,000.00	10/1/2000	Tripp, Leroy G.	FTHB DAP	Yes	10/1/2030	50% equity share	15,000.00
69	Loan	89,300.00	6/15/2009	Uber, Arthur	FTHB DAP	Yes	6/15/2039	Lesser of 3% or equity share	89,185.00
70	Loan	120,000.00	7/3/2006	Utterback, Kyle	FTHB DAP	Yes	7/3/2036	Lesser of 3% or equity share	120,000.00
71	Loan	120,000.00	7/14/2006	Villarruel, Antonio	FTHB DAP	Yes	7/14/2036	Lesser of 3% or equity share	120,000.00
72	Loan	118,000.00	8/14/2008	Waldon, Jesse	FTHB DAP	Yes	8/14/2038	Lesser of 3% or equity share	118,000.00
73	Loan	120,000.00	8/9/2007	Ward, Randolph	FTHB DAP	Yes	8/9/2037	Lesser of 3% or equity share	119,948.51
74	Loan	120,000.00	6/29/2006	Wilson, Susan	FTHB DAP	Yes	6/29/2036	Lesser of 3% or equity share	120,000.00
75	Loan	15,000.00	5/1/2001	Yates, Edward J.	FTHB DAP	Yes	5/1/2031	50% equity share	17,247.88
76	Loan	125,903.45	12/1/2000	Alcohol Drug Care Svcs	Rehab/Constructi on	Yes	12/1/2030	3%	103,042.80
77	Loan	123,816.00	10/1/2001	Alcohol Drug Care Svcs	Rehab/Constructi on	Yes	10/1/2031	3%	91,091.38



Exhibit D - Loans/Grants Receivables

City of Eureka

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78	Loan	200,000.00	7/1/2001	Alcohol Drug Care Svcs	Rehab/Constructi on	Yes	7/1/2031	3%	146,879.76
79	Loan	177,000.00	11/1/2001	Alcohol Drug Care Svcs	Rehab/Constructi on	Yes	11/1/2031	3%	177,000.00
80	Loan	95,000.00	8/1/1999	Alcohol Drug Care Services	Rehab/Constructi on	Yes	8/1/2014	3%	17,180.55
81	Loan	330,000.00	6/18/1998	Eureka Housing Association	Rehab/Constructi on	Yes	7/20/2028	3%	330,000.00
82	Loan	500,000.00	11/1/2007	Eureka Housing Authority	Rehab/Constructi on	Yes	12/31/2066	3%	500,000.00
83	Loan	153,000.00	4/1/1997	RCAA (Youth Center)	Rehab/Constructi on	Yes	Sale of property to non-qualifying owner or change in use	Share of Equity	153,000.00
84	Loan	78,000.00	2/11/1998	Vietnam Veterans	Rehab/Constructi on	Yes	Perpetuity	Share of Equity (30% appreciation )	78,000.00
85	Loan	27,500.00	4/1/2010	Alexander, Ron	Owner Occupied Rehabilitation (or OOR)	Yes	4/1/2025	3%	26,005.03
86	Loan	40,000.00	3/1/2003	Browning, Gailey A.	OOR	Yes	3/1/2018	3%	39,801.78
87	Loan	40,000.00	3/1/2010	Ford, Deloris	OOR	Yes	3/1/2025	3%	36,914.43
88	Loan	40,000.00	9/1/2002	Grimm, Sandra J.	OOR	Yes	9/1/2017	3%	40,000.00
89	Loan	25,000.00	11/1/2004	Maurer, Perry A.	OOR	Yes	11/1/2019	3%	24,845.80
90	Loan	20,000.00	4/25/1995	Mulligan, Joyce	OOR	Yes	Upon sale, transfer, death, or change in use	3%	17,482.50
91	Loan	40,000.00	5/1/1998	Patton, Donna	OOR	Yes	5/1/2013	3%	40,000.00
92	Loan	25,000.00	7/1/2000	Travers, Kathryn	OOR	Yes	7/1/2015	3%	6,511.67
93	Loan	25,000.00	5/1/2000	Ursich, Chris A.	OOR	Yes	5/1/2015	3%	22,862.29
94	Loan	40,000.00	10/1/2004	Watson-Howard, Pamela L.	OOR	Yes	10/1/2019	3%	40,000.00
95	Loan	20,000.00	6/1/1997	Yost, Bertha S.	OOR	Yes	6/1/27 Extension	3%	14,724.68

## Exhibit D - Loans/Grants Receivables

## City of Eureka

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96	Loan	14,500.00	7/1/2003	Bovencamp, Ernie W.	FTHB DAP	Yes	7/1/2033	3% first 10 years; interest refunded 10% per year until year 20 when total loan interest reaches 0	14,500.00
97	Loan	16,425.00	11/7/2003	Burger, Scott M.	FTHB DAP	Yes	11/7/2033	3% first 10 years; interest refunded 10% per year until year 20 when total loan interest reaches 0	16,425.00
98	Loan	10,800.00	9/12/2002	Butler, Kathleen M.	FTHB DAP	Yes	9/12/2032	3% first 10 years; interest refunded 10% per year until year 20 when total loan interest reaches 0	10,800.00

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99	Loan	13,599.00	12/26/2002	Espitia, Maximo	FTHB DAP	Yes	12/26/2032	3% first 10 years; interest refunded 10% per year until year 20 when total loan interest reaches 0	13,599.00
100	Loan	37,400.00	9/14/2007	Gonzalez, Rudy	FTHB DAP	Yes	9/14/2037	3% first 10 years; interest refunded 10% per year until year 20 when total loan interest reaches 0	37,400.00
101	Loan	11,075.00	11/10/2003	Mainwaring, Kristen	FTHB DAP	Yes	11/10/2033	3% first 10 years; interest refunded 10% per year until year 20 when total loan interest reaches 0	11,075.00

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102	Loan	10,700.00	11/10/2003	Pearl, Suzanne	FTHB DAP	Yes	11/10/2033	3% first 10 years; interest refunded 10% per year until year 20 when total loan interest reaches 0	10,700.00
103	Loan	10,600.00	2/20/2002	Smith, Lucretia	FTHB DAP	Yes	2/20/2032	3% first 10 years; interest refunded 10% per year until year 20 when total loan interest reaches 0	10,600.00
<b>Total First Time Homebuyers Loans</b>									6,579,109.01
<b>Total Rehab/Construction Program Loans</b>									1,596,194.49
<b>Total Owner-Occupied Program Loans</b>									309,148.18
<b>Total First Time Homebuyer Match Loans</b>									125,099.00
<b>Total Loans</b>									8,609,550.68

## Exhibit G - Deferrals

## City of Eureka

## Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Purpose for which funds were deferred	Fiscal year in which funds were deferred	Amount deferred	Interest rate at which funds were to be repaid	Current amount owed	Date upon which funds were to be repaid
1	93-94 Housing Fund Deficit Payment	1985-86 thru 1989-90	1,061,949.61	0%	61,949.61	Annual payments of 100,000.
2	09-10 SERAF Repayment	2009-2010	990,253.00	0%	594,151.00	Annual payments of 198,051 for 5 years
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